

# Business Expansion and New Investment Report

3<sup>rd</sup> Quarter 2004

An overall picture of growth in St. Joseph County,  
Indiana

**Bayberrys Rental Co.** has moved from its Union Street location in Mishawaka to 6017 U.S. 31 in South Bend. Owner Todd M. Taylor moved his store to the 5,000 sq. ft. former GVW Tire Co., which increases storefront visibility and space. The store rents out and sells various landscape-related tools and products. (SBT 07/09/2004)

Roberto Parisi's **Bistro on the Race** has finished renovating and has reopened at 501 N. Niles Ave. in South Bend. The restaurant serves lunch and dinner and has entertainment weekend nights in the jazz lounge. (SBT 07/23/2004)

**Caffe Amalia** has opened in the former Malabar restaurant at 1640 South Bend Ave. This restaurant is open all week, and serves limited breakfast, lunch and dinner items. The front café seats forty, and the back bar holds twenty-five. (SBT 09/10/04)

A second **Camillia Cosmetic** store is opening at 1357 N. Ironwood Drive in South Bend. Owner Rebecca Maalouf is opening a second store after being in business for just seven months. This store, like the original located at 301 W. University Drive in Mishawaka, offers makeup services and sells different makeup lines. (SBT 07/09/2004)

A new commercial center will soon pop up in Granger. According to Marge Reynolds of Reynolds Real Estate LLC and part owner of the land development, **Capital Cove** is a new development, which hopes to have tenants move



in by October with stores ready to open for Christmas. This 8,000 sq. ft. retail and office strip center stands near the Indiana Toll Road exit. (SBT 08/06/2004)

**Casa Del Rio** has opened at 1705 South Bend Ave offering authentic Mexican food. Owner Jesse Arredondo's Casa Del Rio replaces Zygys Grill & Bar. The new restaurant is set up to resemble the original Munster, IN-based Casa Del Rio, owned by Arredondo's cousin. The restaurant will be open 11 a.m. – 11 p.m. Monday through Thursday, 11 a.m. to midnight Friday and Saturday and 11 a.m. – 9 p.m. Sunday. (SBT 09/24/2004)

Downtown South Bend's **City Center** is being revamped. Over the past year, millions have been invested in South Bend's tallest building to update its old image. J.P. Morgan Chase & Co., which recently acquired Bank One, will begin occupying the first floor in December. City Center's name will change to Chase next summer. Other changes underway are office and lobby refurbishments, outside cleaning and painting. Other new occupants include Tri-State University. With the new bank, occupancy of the building will jump to 75%. The center's owner, Boston-based Roscommon Group, hopes to bring the building to full occupancy over the next few years. (SBT 08/01/2004)

**City Plaza** is a new 22,000 sq. ft. shopping center set at the southwest corner of Mishawaka's University Drive and Fir Rd. Developer Ryan Rans hopes to break ground on this project by the end of this year. This upscale retail center already has two tenants. JA Ross Salon & Day Spa has leased a 5,000 sq. ft. anchor spot, and an unnamed



wine bar has leased a smaller spot. Rans is currently searching for other national, regional and local stores to fill the other spots. (SBT 08/20/2004)

The **Crescent at Blackthorn** will soon be home to a third building, **Crescent Three**, located at 3919 Crescent Circle. The 27,200 sq. ft. Crescent Three is similar to the existing buildings in that it contains Class A offices, air-conditioned storage spaces and truck docks. The development's design-build contractor, Panzica Building Corp., has designed the buildings to be versatile and comparable to newer metropolitan office developments. So far, Crescent Three will house Patterson Dental Supply, which will occupy 8,000 sq. ft., while the rest of the space is open for other occupants. Crescent Michiana Properties III is developing this project, which when completed, will consist of four to six buildings comprising 250,000 sq. ft. on 30 acres. (SBT 07/06/2004)

**El Vegas Music** store is moving from its Scottsdale Mall location to 4321 S. Michigan St. The new 3,000 sq. ft. store will expand its stock to include more drum sets, deejay lighting and other musical items. (SBT 07/02/2004)

An early interest in animals led Jeff Woolman to open **Exotics & Aquatics**, a pet store located at 2128 South Bend Ave. in South Bend. Exotics & Aquatics replaces Malibu Tan, which moved to a different location on Indiana 23. Woolman's store sells an assortment of animals, such as birds, reptiles and fish. Soon, puppies and kittens will be added to the store's livestock. The store is open Monday through Saturday from 10 a.m. to 8 p.m. and Sunday 11 a.m. to 5 p.m. (SBT 07/16/2004)

Granger's **Faurecia Exhaust Systems** plant will begin producing exhaust systems for Ford's new models, the Freestyle and the Five Hundred. Approximately 30,000 sq. ft. of floor space at the plant will be used for this project. This new investment allowed the company to hire 40 new

employees, bringing its total Granger workforce to 480 workers. (SBT 07/18/2004)

**Fiserv Lending Solutions** has moved its offices to the second and third floors of the Trinity Health System Building at 3575 Moreau Court in South Bend's Blackthorn Corporate Park. This move allows the provider of mortgage serving software more room for its operations. (SBT 09/15/2004)

Mishawaka's **Hahn Funeral Home** has opted to remain at its 505 W. Eighth St. location and instead remodel and add onto its existing structure. The funeral home's president R. Patrick Hahn stated that the two-part, \$500,000 expansion and renovation would include a 39,000 sq. ft. addition, more parking and remodeling of the existing structure. Completion of the project is expected for mid-December. (SBT 09/23/2004)

Work on **Harris Township Park** begins this September. The park, which is intended for all ages, will be located on Brummit Road near Horizon's Edge subdivision between Ash Road and Beech Road. The first phase of the park is the children's playground, which was designed with input from local Granger children. The park will be handicap accessible. (SBT 09/13/2004)

Roseland will soon have a new hotel as **Holiday Inn Express** is expected to break ground by the end of this year. Elkhart-based developers, A.J. and Norman Patel are investing \$6 million in this three-story, 85-room project, which includes buying land once occupied by Bennett's Buffet on Indiana 933 North and Pendle St. (SBT 09/29/2004)

**222 Italian Steak House** has replaced the Chicago Steakhouse formerly located at 222 S. Michigan St. (SBT 08/06/2004)

Ground has been broken for a new 65,000 sq. ft. manufacturing plant in New Carlisle. Completion is expected in January; at which time **Just Packaging** will move from its current 36,000 sq.



ft. plant to the new Smilax Road facility. This manufacturer of corrugated boxes used by retail, industrial and food industries has invested \$1.8 million on the new building and machinery. With the new facility, output is projected to increase, and the company may add 8 to 10 workers to the existing workforce of 18 people to meet added demand. (SBT 07/21/2004)

**Kamm Island** has filled diverse roles such as acting as a ford for St. Joseph river-crossers during the 1800s to housing a beer garden in the 1970s. Today, Kamm Island, which is situated behind Mishawaka's 100 Center, has become the city's 30<sup>th</sup> park. The \$1 million-plus project was funded by federal sources and by the city, whose \$300,000 contribution primarily came from TIF funding. Park-goers can enjoy a peaceful atmosphere while strolling down the river walk and along the bridges of the park. (SBT 07/02/2004)

Downtown South Bend's Leighton Plaza will be full this fall once **McGladrey & Pullen LLP** and **RSM McGladrey** move-in this fall. These accounting and consulting firms are moving from their existing 431 E. Colfax Ave. locations. (SBT 09/16/2004)

**Memorial Health System** is relocating nearly 100 employees to the One Michiana Square building located at 100 E. Wayne St. in South Bend. Approximately 20,000 sq. ft. has been leased to house administrative support personnel who are currently working at the downtown Memorial campus. This relocation will free up space so that current clinical programs can expand better at the downtown location. (SBT 08/17/2004)

Birth rates have been on the rise at **Memorial Hospital** over the past three years, and as a result of the higher demand, the hospital is beginning a \$4.9 million expansion of the postpartum unit, located at 615 N. Michigan St. in South Bend. The project calls for the renovation of 14,000 sq. ft. on the hospital's fourth floor, which currently

houses office and education space. When complete, the postpartum unit will span portions of the third floor, which currently houses the maternity ward, and fourth floor. Maternity beds and nurseries will be on both floors. The project is planned to be finished in December 2005. (SBT 07/22/2004)

New clinical space is under way on the north side of **Memorial Hospital's Main Street Medical Group** located at 6913 N. Main St. The new 11,000 sq. ft. building should be finished in November, and will consist of physicians' offices and the bariatric weight loss program, which is currently found at downtown South Bend's Memorial Medical Plaza. (SBT 09/01/2004)

**Miracle Ear** has moved from its Scottsdale location to 2618 S. Michigan St. in South Bend. (SBT 07/16/2004)

**Mishawaka** was booming with new retailers this summer. **Family Dollar** opened a new store at 309 N. Bittersweet Rd. and the **Guitar Center** has opened its doors at 5825 Grape Rd. Wilshire Plaza has a new **Halloween outlet store** opening in the former Waccamaw/HomePlace, and **Payless ShoeSource** has opened in the University Crossings shopping center. (SBT 08/06/2004 and 09/17/2004)

**Mishawaka's Wastewater Treatment Plant** will undergo a \$70 million-plus project, which will overhaul the treatment plant and some of the city's sewer system. The project will boost water capacity at the plant, built in 1952, from 12 million gallons to 20 million gallons per day. In addition, changes made will help reduce raw sewage leaks that could occur during heavy rainstorms and allow the plant to better comply with state and federal regulations. (SBT 07/20/2004)

For the first time since opening in the mid-1980s, the **OC Center** in Osceola will receive a face-lift. Osceola's Baugo Creek Realty plans to renovate



the shopping plaza located at 901 Lincoln Way West. Changes to the center's front exterior and roof will be made. OC Center is home to Charlie's convenience store/Subway, Credit Union Service Center, Crop Shoppe, Denco Pools, Low Bob's Tobacco, OC Café and Park 'N Shop. (SBT 07/29/2004)

**Old Town Aquatics**, an aquarium store, has opened its doors at 509 E. McKinley Ave. Owner Tom Farmiloe offers specialty services such as setting up, supplying and maintaining his business customers' aquariums. He hopes that his new store will attract residential customers who wish to purchase aquariums. Farmiloe used to run the Age of Aquarium stores in Elkhart, Goshen and Mishawaka. (SBT 09/17/2004)

Paul Saros' Scottsdale Coins and Sportscards is closing its doors at its Scottsdale mall location, but will reopen as **Paul's Coin and Sportscards** at 2620 S. Michigan St. on August 2. (SBT 07/16/2004)

The **Portage Café** has opened at 1519 Portage Ave. in South Bend. Owner Brent Schroeder has designed his new eatery to have the feel of both a 1950s diner and a neighborhood restaurant. Hours for the café are 6 a.m. – 2 p.m. Tuesday through Friday, and 7 a.m. – 1 p.m. on Saturday. (SBT 08/06/2004)

After two years at its Old Cleveland Road site, owner and president Barbara Carbiener of **Primrose Distributing** decided to move her business to a larger 5,400 sq. ft. building off of U.S. 20 in New Carlisle. Primrose Distributing owns and distributes Olde Century Colors, a paint line that resembles colors popular during the 18<sup>th</sup> and 19<sup>th</sup> centuries. (SBT 08/04/2004)

**SBC Internet Services** is expanding its DSL service for St. Joseph County. The service expansion includes more access in South Bend and Mishawaka, as well as new service to Osceola and

Culver. SBC will now be able to offer DSL service to 73 percent of the county. (SBT 07/28/2004)

A new gift shop has opened on South Bend's south side. **Serenity Garden Showroom**, located at 2206 Miami St., sells an assortment of gift and home décor products such as wind chimes and metal sculptures. In addition, owner Rhonda Thomas created a "Christian Connection" corner in the gift shop that has postings of worship schedules and other related events. The store is open from 11 a.m. to 6 p.m. Tuesday through Friday and 10 a.m. to 4 p.m. Saturday. (SBT 07/30/2004)

The **Sibley Manufacturing and Foundry Co.** located at 220 W. Eckman St. is under new ownership. Chicago businessman Joseph A. Seher, his daughter Amy Seher and Robert Brest are partners in this business endeavor. The partners acquired the foundry and property for \$100 from the county, but will negotiate for the foundry equipment and liabilities. Joseph Seher approximates the cost of the acquisition in excess of \$1 million. Seher plans to keep the current work force with the hopes of adding more positions in the future. (SBT 07/13/2004)

The Federal Aviation Administration has granted the **South Bend Regional Airport** the necessary FAA funds needed to go ahead with the relocation of Lincoln Way West in the early part of next year. This is part of the overall \$22 million project, not including land acquisition that is reshaping the airport. The overall project includes runway expansions, relocation of the South Shore rail lines and the relocation of the interchange at the Lincoln Way West and St. Joseph Valley Parkway. (SBT 07/29/2004)

Ground has recently been broken for the new **Starbucks** located at the Greenwood shopping center located on the corner of Ironwood Drive and South Bend Avenue. (SBT 07/23/2004)



**State Café** has opened at 415 N. Hickory Road in South Bend. Owner Brenda Markin will serve her own menu items in the new store, but will also continue to serve Strauss bakery goods and pies from 7 am – 9 pm Monday through Saturday. Markin also plans to open another State Café in downtown South Bend's JMS Building on Main and Washington Streets. (SBT 09/24/2004)

The accessories department at **T.J. Maxx**, located at 5880 Grape Road in Mishawaka's Indian Ridge Plaza, is expanding. The larger department will carry handbags, luggage and jewelry. (SBT 07/30/2004)

A new **Veterans Affairs Clinic** is opening at 5735 S. Ironwood Road. The clinic will open with a new partner, Marion, IN-based Ambulatory Care Solutions. This five-year contract replaces previous provider Med-Mark Inc., whose contract expired in May. The new 7,000 sq. ft. clinic will be better equipped to serve its primary care outpatients. (SBT 08/08/2004)

The \$30,000 renovation of **Wallpaper Depot** at 4035 S. Michigan St. is coming to a close. The store has been redone inside and out. Some of the changes include hanging wallpaper samples throughout the store instead of keeping them in books to make browsing more convenient for customers. (SBT 07/23/2004)

Dennis and Christine Zmyslo recently opened **Water Works** car wash at 3331 Bendix Drive in South Bend. The new venture began after their success with Tom's Car Care Center and the Coffee Spot Café, which are both located nearby. The new car wash has three self-serve bays, one automatic wash station and will reuse oil from oil changes at Tom's Car Care Center to heat the water boiler pipes instead of using natural gas. (SBT 07/16/2004)

